



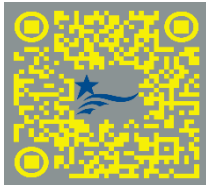
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, November 03, 2022 at 6:00 PM

All materials presented at public meetings become property of the City of Meridian. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-888-4433 at least 48 hours prior to the public meeting.

Agenda

Scan the QR Code to sign up in advance to provide testimony.



Public Hearing process: Land use development applications begin with presentation of the project and analysis of the application by Planning Staff. The applicant is then allowed up to 15 minutes to present the project. Then, members of the public are allowed up to 3 minutes each to address Commissioners regarding the application. Any citizen acting as a representative of a Homeowner's Association may be allowed up to 10 minutes to speak on behalf of represented homeowners consenting to yield their time to speak. After all public testimony, the applicant is allowed up to 10 minutes to respond to questions and comments. Commissioners may ask questions throughout the public hearing process. The public hearing is then closed, and no further public comment is heard.

VIRTUAL MEETING INSTRUCTIONS

To join the meeting online: <https://us02web.zoom.us/j/89153921862>

Or join by phone: 1-253-215-8782

Webinar ID: 891 5392 1862

ROLL-CALL ATTENDANCE

Nate Wheeler Mandi Stoddard Patrick Grace
 Vacant Maria Lorcher Steven Yearsley
 Andrew Seal, Chairperson

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. Approve Minutes of the October 20, 2022 Planning & Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Denial of a Conditional Use Permit for Bridge at The Village at Meridian (H-2022-0069) by Meridian CenterCal, LLC, located at 3210 E. Longwing Ln.

3. Findings of Fact, Conclusions of Law for the Conditional Use Permit (CUP) for EICU Ten Mile Branch (H-2022-0068), for a new drive-through for a financial institution located within 300 feet of a residential use on approximately 1.23 acres of land in the C-G zoning district, by Steven Peterson, CLH Architects & Engineers

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

4. **Public Hearing** for Promenade Cottages Subdivision (H-2022-0013) by Steve Arnold, A-Team Consultants, located at 403 E. Fairview Ave.

Application Requires a Continuance

A. Request: Rezone of approximately 0.535 acres of land from the R-8 zone to the C-G zoning district, 0.326 acres of land from the C-G to the R-40 zoning district and 6.284 acres of land from the R-8 zone to the R-40 zoning district (6.61 acres of R-40 total).

B. Request: Preliminary Plat consisting of 30 single-family townhome lots, 5 multi-family lots, 2 commercial lots and 8 common lots on 7.64 acres of land in the requested R-40 and C-G zoning districts.

C. Request: Conditional Use Permit for 90 multi-family units and 30 townhomes on approximately 4.65 acres in the requested R-40 zone and to allow the continuance of the non-conforming use of a mobile home park for an extended period of time in the requested R-40 zone.

5. **Public Hearing** for Prairiefire Subdivision (H-2022-0053) by Patrick Connor, located at 3539 N Locust Grove Rd., near the northwest corner of E. Ustick Rd. and N Locust Grove Rd.

Application Materials: <https://bit.ly/H-2022-0053>

A. Request: Annexation and Zoning of 3.16 acres of land from RUT in Ada County to the R-8 zoning district.

B. Request: Preliminary Plat consisting of 22 building lots and 1 common lot.

6. **Public Hearing** for Hadler Neighborhood (H-2022-0064) by Laren Bailey, Conger Group, located at 7200 S. Locust Grove Rd., approximately 1/2 mile south of the Locust Grove and Lake Hazel intersection on the east side of Locust Grove Rd.

Application Materials: <https://bit.ly/H-2022-0064>

A. Request: Annexation and Zoning of approximately 20.5 acres of land from RUT to the R-15 zoning district.

B. Request: Preliminary Plat consisting of 145 building lots (52 single-family attached lots & 93 detached single-family lots) and 11 common lots on approximately 20 acres of land in the requested R-15 zoning district.

7. **Public Hearing** for Alden Ridge Subdivision (H-2022-0059) by Dave Yorgason, Tall Timber Consulting, located at 6870 N. Pollard Lane and three (3) parcels to the north and east, directly east of State Highway 16 and south of the Phyllis Canal at the northern edge of the Meridian Area City Impact

Application Materials: <https://bit.ly/H-2022-0059>

A. Request: Annexation and Zoning of approximately 24.8 acres of land with a request for the R-4 (20.35 acres) and R-8 (4.45 acres) zoning districts.

B. Request: Preliminary Plat consisting of 65 building lots and 10 common lots on approximately 21.7 acres of land in the requested zoning districts.

- 8. Public Hearing** for Turin Plaza (H-2022-0063) by 12.15 Design, located at 3169 W. Belltower Dr.

Application Materials: <https://bit.ly/H-2022-0063>

A. Request: Rezone of 1.80 acres of land from the R-4 (Medium Low-Density Residential) to the L-O (Limited Office) zoning district.

- 9. Public Hearing** for McDermott Village (H-2022-0056) by Boise Hunter Homes, located at 3235 N. McDermott Rd. at the northwest corner of W. Ustick Rd. and N. McDermott Rd.

Application Materials: <https://bit.ly/H-2022-0056>

A. Request: Annexation of 40.05 acres of land with R-15, R-40 and C-G zoning districts.

B. Request: Preliminary Plat consisting of 85 building lots (81 townhome, 1 multi-family, 3 commercial lots) and 8 common lots on 40.05 acres of land in the R-15, R-40 and C-G zoning districts.

C. Request: Conditional Use Permit for a multi-family residential development consisting of 250 dwelling units on 12.19 acres of land in the R-40 zoning district.

ADJOURNMENT